



**NOTICE OF PROPOSED  
TENTATIVE PARCEL MAP  
FOR TWO RESIDENTIAL LOTS AND  
PUBLIC STREET IMPROVEMENTS**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, May 3, 2022** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

**TENTATIVE PARCEL MAP NO. 2021-0004**, as submitted by Civil Landworks on behalf of Delgesh Shahab, requesting to split one lot into two residential lots for future single-family homes, and other public and private improvements. The subject property located between the terminuses of Oakdale and Mint Avenues, on the side south of the Interstate 8 on-ramp, APN 511-021-11-00. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **SPENCER HAYES** at 619-441-1742 or via email at [shayes@elcajon.gov](mailto:shayes@elcajon.gov) and reference "TPM-2021-0004" in the subject line.



CITY OF EL CAJON  
COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION

## **NOTICE OF PUBLIC HEARING**

2 Residential Lots & Public Street  
Improvements

Tentative Parcel Map  
No. 2021-0004

### **USEFUL INFORMATION ABOUT PUBLIC HEARINGS**

#### **BACKGROUND:**

A public hearing is an opportunity for you to make information known to the City of El Cajon prior to a decision being made on a project in which you have an interest. Public hearings may be heard by either the Planning Commission or the City Council. The procedures used by both of these bodies are very similar. Both the Council and the Commission work from a prepared agenda. Items are considered in the sequence shown on the agenda unless by specific motion the order is changed. Agendas and reports will be available at the meeting. *Additionally, Planning Commission and City Council agenda reports can be found under the link <http://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>.*

#### **PUBLIC PARTICIPATION:**

The City is required by law to hear anyone desiring to speak, though the time allocated may be limited by the Chair or Mayor unless you represent a group. It is asked that your remarks be relevant to the subject and as brief as possible. If you are not able to be present at the hearing, you are welcome to submit a letter expressing your views. If you have questions prior to the hearing, you are invited to contact the staff member listed on the official notice on the opposite side of this page. The City has provided alternative means to observe the meeting through the city's website. Please visit <http://www.elcajon.gov/videostreaming> for more details. Those wishing to attend the meeting may do so.

#### **VOTING PROCEDURE:**

After everyone has spoken, the public hearing will be closed, a motion made, and a vote taken. An electronic voting system is used. After all votes have been cast, they will be displayed simultaneously. Green indicates a YES vote; red a NO vote; and white an ABSTENTION. Three yes votes are necessary to approve a motion.

#### **DISABLED ACCESS:**

The City of El Cajon is endeavoring to be in total compliance with the American with Disabilities Act. If you require assistance or auxiliary aids in order to participate at Planning Commission meetings, please contact the Project Assistance Center at 619-441-1742 as far in advance of the meeting as possible. *48 hours preferred*

#### **CITY HALL BUSINESS HOURS**

City Hall at 200 Civic Center Way: Monday-Thursday: 7:30 a.m. - 5:30 p.m.  
Friday: 8:00 a.m. - 5:00 p.m. Closed alternate Fridays.

A full calendar of business hours and dates can be found on the City's website at [www.elcajon.gov](http://www.elcajon.gov), or you may call the Project Assistance Center at 619-441-1742.